

JUN 21 10 36 AM '77

MORTGAGE

DONNIE S. TANKERSLEY
R.H.C.

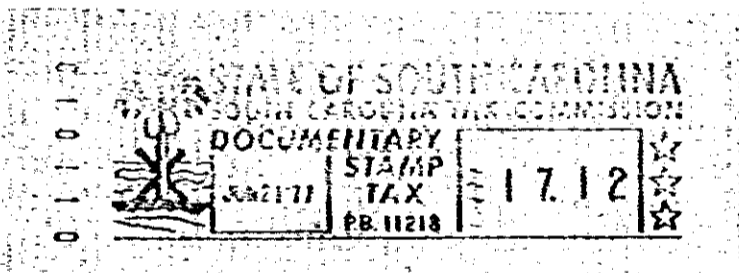
THIS MORTGAGE is made this 20 day of June, 1977, between the Mortgagor, Steven Roy and Priscilla F. Spoon (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand Seven Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2007;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina: shown as Lot 41 on a plat of a subdivision known as "Broadmoor" recorded in Plat Book RR at Page 47 in the RMC Office for Greenville County and having such courses and distances as will appear by reference to said plat.

BEGINNING at an iron pin on the western side of Woodburry Circle, joint front corner of Lots Nos. 40 and 41, and thence with Woodburry Circle and Sherbrooke Drive, the following courses and distances: S. 7-44 E., 54.5 feet, S. 31-19 W., 39 feet, S. 69-21 W., 111.7 feet, and S. 84-00 W., 117.8 feet; thence N. 1-22 E., 115 feet to an iron pin; thence N. 22-45 E., 36.8 feet to an iron pin at the rear corner of Lot No. 40; thence with the line of Lot No. 40, S. 87-17 E., 219 feet to the beginning corner.

This is the identical property conveyed to the mortgagors by deed of Jo Anne J. Koenig and David L. Koenig to be recorded of even date herewith.



which has the address of 2 Sherbrooke Lane Taylors, South Carolina 29687 (herein "Property Address");
(Street) (City)
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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